

Mixed-Use Office Centers: Build-Out Comparison

Mixed-Use Office Center Build-Out
September 3, 2010 Route 28 Corridor Plan Draft Policies

	Office (sq. ft.)	Retail (sq. ft.)	Special Activity (sq. ft.)	Civic (sq. ft.)	Residential (dwelling unit)
Northern (Kincora)	3,549,411	942,825	75,000	105,000	1,400
Central (1.0 – 2.0 FAR)	1,804,255 - 3,608,510	721,702 – 1,443,404	0	180,426 – 360,851	902 – 1,804
Southern (1.0 – 2.0 FAR)	1,822,768 – 3,645,536	729,107 – 1,458,215	0	182,277 – 364,554	911 – 1,822
Total*	7,176,434 – 10,803,458	2,393,634 – 3,844,444	75,000	467,702– 830,405	3,213 – 5,026

*Mixed-Use Office Center proposals that meet the unmet housing needs objectives set forth in the Route 28 Corridor Plan may receive a density bonus of 20 percent up to 30 percent. With a 20 percent increase in floor area over the upper density limit there is the potential for an additional 725,000 to 1.5 million square feet in office uses; 290,000 to 580,000 square feet in retail uses, and 362 to 724 residential units. With a 30 percent increase in floor area over the upper density limit there is the potential for approximately an additional 1.1 million to 2.2 million square feet in office uses, 435,000 to 870,000 square feet in retail uses, and 543 to 1,087 residential units.

Mixed-Use Office Center Build-Out Including Floodplain
October 13, 2010 Planning Commission Subcommittee

	Office (sq. ft.)	Retail (sq. ft.)	Special Activity (sq. ft.)	Civic (sq. ft.)	Residential (dwelling unit)
Northern (Kincora)	3,549,411	942,825	75,000	105,000	1,400
Central (1.0 – 1.5 FAR)	7,437,652 – 11,156,478	2,975,061 – 4,462,591	0	743,765 – 1,115,648	3,719 – 5,577
Southern (1.0 – 2.0 FAR)	4,650,030 – 9,300,060	1,860,012 – 3,720,024	0	465,003 – 930,006	2,325 – 4,650
Total*	15,637,093 – 24,005,949	5,777,898 – 9,125,440	75,000	1,313,768 – 2,150,654	7,444 – 11,627

*Mixed-Use Office Center proposals that meet the unmet housing needs objectives set forth in the Route 28 Corridor Plan may receive a density bonus of 20 percent up to 30 percent. With a 20 percent increase in floor area over the upper density limit there is the potential for an additional 2.4 million to 4.1 million square feet in office uses; 970,000 to 1.6 million square feet in retail uses, and 1,208 to 2,045 residential units. With a 30 percent increase in floor area over the upper density limit there is the potential for approximately an additional 3.6 million to 6.1 million square feet in office uses, 1.5 to 2.5 million square feet in retail uses, and 1,812 to 3,068 residential units.

Mixed-Use Office Center Build-Out Excluding Floodplain
October 13, 2010 Planning Commission Subcommittee

	Office (sq. ft.)	Retail (sq. ft.)	Special Activity (sq. ft.)	Civic (sq. ft.)	Residential (dwelling unit)
Northern (Kincora)	3,549,411	942,825	75,000	105,000	1,400
Central (1.0 – 1.5 FAR)	5,469,394 – 8,204,090	2,187,757 – 3,281,636	0	546,939 – 820,409	2,734 – 4,101
Southern (1.0 – 2.0 FAR)	4,376,909 – 8,753,818	1,750,764 – 3,501,527	0	437,691 – 875,382	2,188 – 4,376
Total*	13,395,713 – 20,507,319	4,881,346 – 7,725,988	75,000	1,089,630 – 1,800,791	6,322 – 9,877

*Mixed-Use Office Center proposals that meet the unmet housing needs objectives set forth in the Route 28 Corridor Plan may receive a density bonus of 20 percent up to 30 percent. With a 20 percent increase in floor area over the upper density limit there is the potential for an additional 2.0 million to 3.4 million square feet in office uses; 790,000 to 1.4 million square feet in retail uses, and 983 to 1,695 residential units. With a 30 percent increase in floor area over the upper density limit there is the potential for approximately an additional 3.0 million to 5.0 million square feet in office uses, 1.2 to 2.0 million square feet in retail uses, and 1,476 to 2,543 residential units.

ATTACHMENT 1
Route 28 CPAM Build-out

Build-Out

On October 13, 2010 the Planning Commission Subcommittee (PC Subcommittee) discussed expanding the area where a Mixed-Use Office Center may be located within the Route 28 Corridor. Therefore, Staff calculated potential build-out for the Mixed-Use Office Centers based on two scenarios: (1) The September 3, 2010 Route 28 Corridor Plan draft policies, and (3) the Planning Commission Subcommittee recommendations through October 13, 2010.

Rules

The following rules were used when calculating buildable area for both the Route 28 Corridor Plan build-outs and the Revised General Plan build-out:

- General land area occupied by each Mixed-Use Office Center was used for build-out purposes rather than a parcel specific analysis.
- For the purposes of build-out, any of these areas that affected the Mixed-Use Office Centers were removed from the calculations:
 - Route 28 right-of-way;
 - Government owned properties;
 - County Parks;
 - The W&OD Trail; and
 - Loudoun Water and Redskins Park
- Staff calculated the maximum development potential assuming the development potential was applied to the gross acreage of the area (including floodplain) and the net acreage of the area (excluding floodplain) for discussion purposes.
- The Mixed-Use Office Centers under both scenarios were assumed to develop per the land use mix assumptions of 50% Office, 20% Retail, 25% Residential, and 5% Civic.
- Dwelling units were calculated based on 1,000 square feet per unit.
- For the northern Mixed-Use Office Center, the build-out under both scenarios assumed the densities approved with the approved Kincora applications (SPEX 2008-0054 and ZMAP 2008-0021) for the northern Mixed-Use Office Center.
- For Scenario 2 and based on the PC Subcommittee's direction, The maximum FARs were reduced for the northern and central Mixed-Use Office Centers from a maximum 2.0 FAR to a maximum 1.0 FAR with the potential to achieve a 1.5 FAR with incentives. Similarly, the southern Mixed-Use Office Center's maximum FAR was reduced to a 1.5 with the potential to go up to a 2.0 FAR with incentives. Staff calculated build-out for the Mixed-Use Office Centers under Scenario 2 assuming the maximum FAR with incentives is achieved.
- While developments will be expected to provide a minimum amount of Parks and Open Spaces, the land area occupied by these uses has been used for density calculations.